



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-047 (13335-00000-00624)
Date Received: 8/29/13
Application Accepted By: SP + VP Fee: \$2035-
Comments: Assigned to Victoria Proehl, 645-2749, vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1150 Dublin Road Zip 43215
Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-100690 + 010-100689
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) M1 Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: n/a

Proposed Use or reason for rezoning request: retail + office

(continue on separate page if necessary)

Proposed Height District: Current + H-35 Acreage 1.508
(Columbus City Code Section 3309.14)

APPLICANT:

Name Turkey Run, Inc.
Address 341 South 3rd St., Ste. 11 City/State Cols. Zip 43215
Phone # 614-296-6221 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Turkey Run, Inc.
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Scott B. Birrer, Esq.
Address 655 Metro Place South, Ste. 600 City/State Dublin, OH Zip 43017
Phone # 614-572-6722 Fax # _____ Email: Scott @ sbenjaminlaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Turkey Run, Inc. [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Scott B. Birrer, Esq.
of (1) MAILING ADDRESS 655 Metro Place South, Ste. 600, Dublin, OH 43017
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1144 + 1150 Dublin Rd. Cols, OH 43215
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 8/29/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☐ Check here if listing additional property owners
on a separate page.

(4) Turkey Run, Inc.
attn: Paul Sipp, President
341 South 3rd St., Ste. 11
Cols, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Turkey Run, Inc., Paul Sipp, President
614-296-6221

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) n/a

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) 9-17-2016

This Affidavit expires six months after date of notarization.



THOMAS P. CHALFANT
Notary Public, State of Ohio
My Commission Expires
09-17-2016

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

213-047

APPLICANT
Turky Run, Inc.
Attn: Paul Sipp
341 South 3rd St., Ste. 11
Columbus, OH 43215

PROPERTY OWNER
Turkey Run, Inc.
Attn: Paul Sipp
341 South 3rd St., Ste. 11
Columbus, OH 43215

ATTORNEY
Scott B. Birrer, Esq.
655 Metro Place S., Ste. 600
Dublin, OH 43017

AREA COMMISSION OR
NEIGHBORHOOD GROUP
N/A

SURROUNDING PROPERTY OWNERS

Big Hill Co., Ltd.
1165 Dublin Road
Columbus, OH 43215

Bristol Land Company, Ltd
1159 Dublin Road
Columbus, OH 43215

Paul Gelpi
1140 Dublin Road
Columbus, OH 43215

Brewho, LLC
1130 Dublin Road
Columbus, OH 43215

ESS Prisa, LLC
900 Urlin Ave.
Columbus, OH 43215

BBB of Central Ohio, Inc.
1169 Dublin Road
Columbus, OH 43215

River Road Land Co.
1156 Dublin Road
Columbus, OH 43215



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 213-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Paul Sipp
of (COMPLETE ADDRESS) 341 South 3rd St., Ste 11, Col, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Please see attached shareholder addendum.</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

X T. Sipp, Inc. by Paul Sipp - President

Subscribed to me in my presence and before me this 22 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

SCOTT BENJAMIN BIRNER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO

My Commission Expires:

My commission has no expiration date.
Section 147.03 R.C.

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

213-047

Turkey Run, Inc.		
Share Holder List		
Founded October 17, 1947		
Share Holder	Address	Ownership %
Robert Stanley Sipp	12 Carriage Circle Royersford, PA 19468	8.33%
Paul Frederick Sipp	2760 Welsford Rd. Columbus, OH 43221	8.33%
Elizabeth Ann Eastwood	2668 Berwyn Rd. Columbus, OH 43221	8.33%
James Andrew Sipp	680 Gladstone Rd. NW Atlanta, GA 30318	8.33%
Rebecca Young Rivers	605 Miner Street Rd. Canton, NY 13617	16.67%
Kathleen Young Bellamy	1924 Tewksbury Rd. Columbus, OH 43221	16.67%
Stanley Crabill Young	2639 Higgins Canyon Rd. Half Moon Bay, CA 94019	10.50%
Joshua B. Young	309 Sandhurst St. Redwood City, CA 94065	11.42%
Hannah B. Young	59 Pinewood Avenue Toronto, Ontario M6C 2V2 Canada	11.42%



City of Columbus Zoning Plat



ZONING NUMBER

213-047

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010100689

Zoning Number: 1150

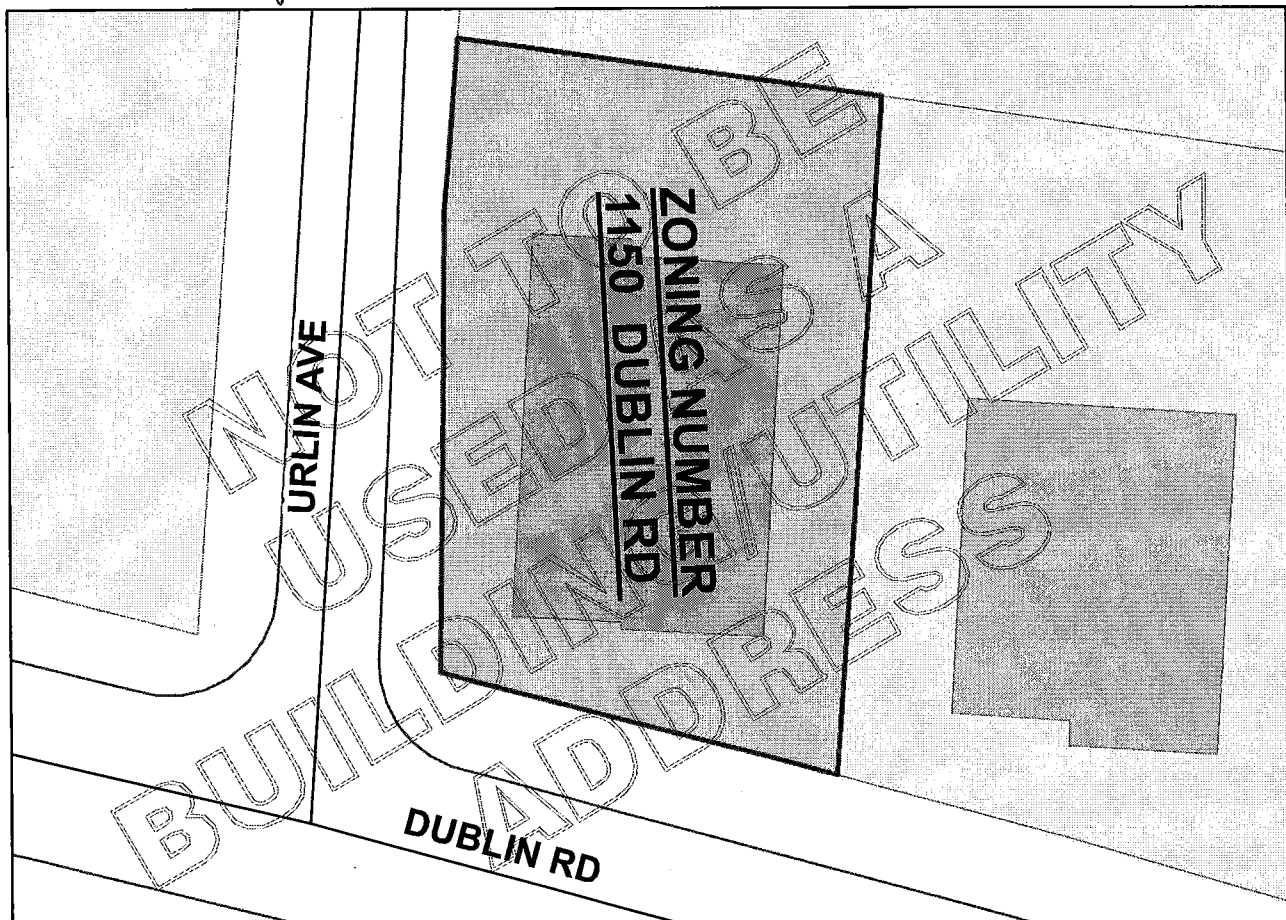
Street Name: DUBLIN RD

Lot Number: N/A

Subdivision: N/A

Requested By: S BENJAMIN LAW PRACTICE (SCOTT BIRRER)

Issued By: Alfred Carmon Date: 8/23/2013



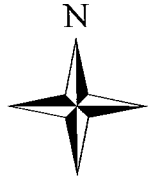
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 14124



City of Columbus Zoning Plat



213047

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010100690

Zoning Number: 1144

Street Name: DUBLIN RD

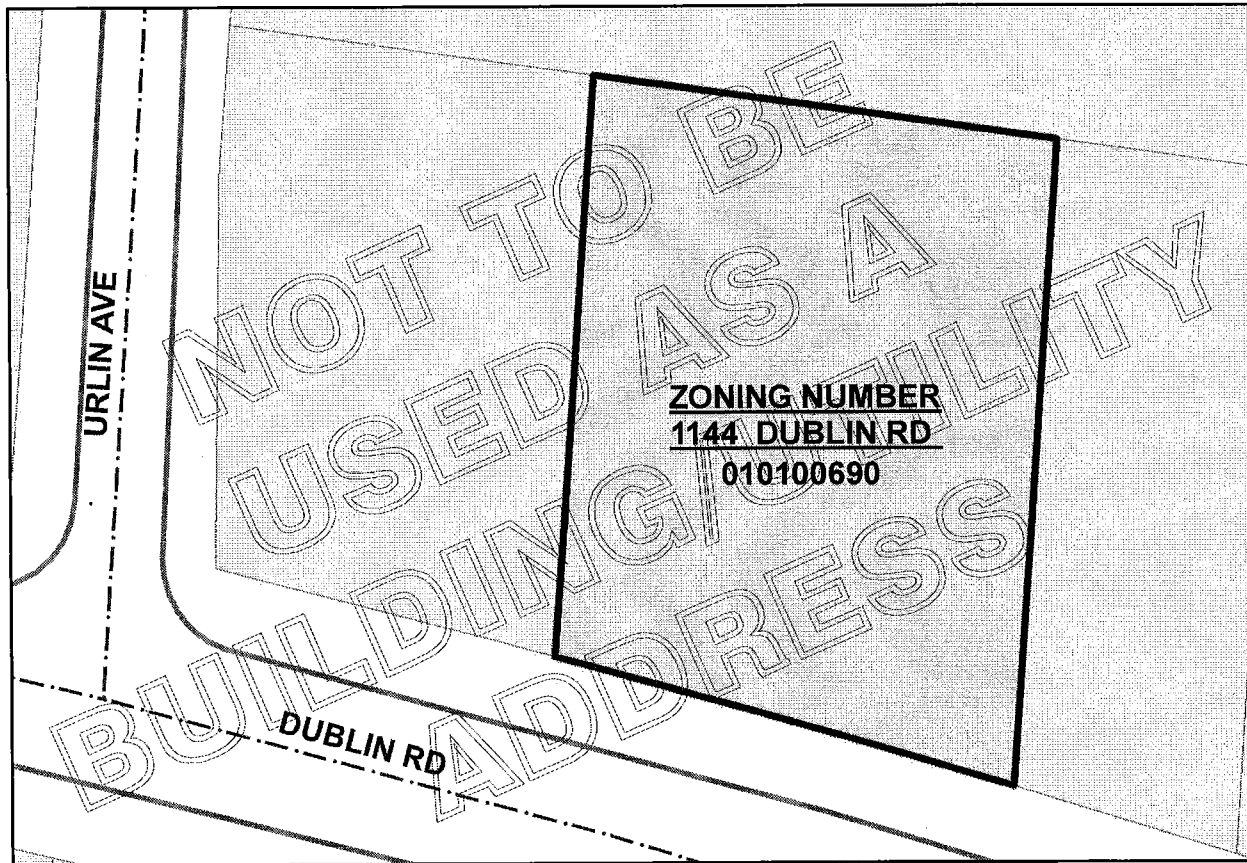
Lot Number: N/A

Subdivision: N/A

Requested By: S. BENJAMIN LAW PRACTICE (SCOTT B. BIRRER)

Issued By: *Patricia A. Austin*

Date: 8/27/2013



SCALE: 1 inch = 70 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 14129

REZONING APPLICATION FOR TURKEY RUN, INC.

1144 DUBLIN ROAD, COLS, OH 43215

PID NO. 010-100690

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 12, TOWNSHIP 1, RANGE 23, AND BEING A PART OF A 1.984 ACRE TRACT, (OUT OF A 7.616 ACRE TRACT, DEED BOOK 1983, PAGE 441), DEEDED TO W.C. DENNISON IN DEED BOOK 2359, PAGE 357, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF SAID 1.984 ACRE TRACT, (SOUTHWESTERLY CORNER OF SAID 7.616 ACRE TRACT), SAID IRON PIN BEING AT THE INTERSECTION OF THE EASTERLY LINE OF URLIN AVENUE WITH THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN ROAD (U.S.#33),

THENCE SOUTH 75°50' EAST, ALONG THE SOUTHERLY LINE OF SAID 1.984 ACRE TRACT, (SOUTHERLY LINE OF SAID 7.616 ACRE TRACT), AND ALONG THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN ROAD, A DISTANCE OF 10.51 FEET TO AN IRON PIN FOUND AT A POINT OF CURVE,

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID 1.984 ACRE TRACT, (SOUTHERLY LINE OF SAID 7.616 ACRE TRACT), AND ALONG THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF SAID DUBLIN ROAD, AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,789.58 FEET, A CHORD WHICH BEARS SOUTH 75°13' EAST, A CHORD DISTANCE OF 118.39 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 3°59' EAST, ACROSS SAID 1.984 ACRE TRACT, AND PARALLEL TO THE EASTERLY LINE OF SAID 1.984 ACRE TRACT, A DISTANCE OF 213.10 FEET TO A POINT IN THE NORTHERLY LINE OF SAID 1.984 ACRE TRACT, SAID LAST DESCRIBED POINT BEING SOUTH 81°29' EAST, ALONG THE NORTHERLY LINE OF SAID 1.984 ACRE TRACT, A DISTANCE OF 135.40 FEET FROM AN IRON PIN SET AT THE NORTHWESTERLY CORNER OF SAID 1.984 ACRE TRACT,

THENCE SOUTH 81°29' EAST, ALONG THE NORTHERLY LINE OF SAID 1.984 ACRE TRACT, A DISTANCE OF 171.92 FEET TO AN IRON PIN SET, SAID LAST DESCRIBED IRON PIN BEING NORTH 81°29' WEST, ALONG THE NORTHERLY LINE OF SAID 1.984 ACRE TRACT, A DISTANCE OF 82.26 FEET FROM THE NORTHEASTERLY CORNER OF SAID 1.984 ACRE TRACT, (NORTHWESTERLY CORNER OF THE S. PRESUTTI 1.109 ACRE TRACT, D.B. 2510, PG 597),

THENCE SOUTH 3°59' WEST, ACROSS SAID 1.984 ACRE TRACT, AND PARALLEL TO THE EASTERLY LINE OF SAID 1.984 ACRE TRACT, A DISTANCE OF 236.80 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF SAID 1.984 ACRE TRACT, (SOUTHERLY LINE OF SAID 7.616 ACRE TRACT) AND THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF SAID DUBLIN ROAD, SAID LAST DESCRIBED IRON PIN BEING WESTERLY ALONG THE SOUTHERLY LINE OF SAID 1.984 ACRE TRACT, NORTHERLY LINE OF THE PRESENT RIGHT-OF-WAY OF DUBLIN ROAD, AND ALONG A CURVE HAVING A RADIUS OF 5,789.58 FEET, A CHORD WHICH BEARS NORTH 72°31' WEST, A CHORD DISTANCE OF 84.35 FEET FROM THE SOUTHWESTERLY CORNER OF SAID 1.984 ACRE TRACT, (SOUTHWESTERLY CORNER OF SAID 1.109 ACRE TRACT);

213-047

M-1 to M

THENCE IN A WESTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID 1.984 ACRE TRACT, (SOUTHERLY LINE OF SAID 7.616 ACRE TRACT), AND ALONG THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF SAID DUBLIN ROAD, AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,789.58 FEET, A CHORD WHICH BEARS NORTH 73°44' WEST, A CHORD DISTANCE OF 175.37 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.885 ACRES.

TOGETHER WITH APPURTENANT NON-EXCLUSIVE EASEMENTS FOR SEWER LINE AND INGRESS/EGRESS AS GRANTED IN A DEED OF TRUSTEE, OF RECORD IN OFFICIAL RECORD 03691E08 AND AS PARTIALLY MODIFIED IN A DEED OF EASEMENT, OF RECORD IN OFFICIAL RECORD 06305C14

SUBJECT TO:

1. DEED RESTRICTION IN WARRANTY DEED 1417 PG. 389
2. PRIVATE SEWER MAINTENANCE AGREEMENT D.B. 2376, PG. 574.

REZONING APPLICATION FOR TURKEY RUN, INC.

1150 DUBLIN ROAD, COLS, OH 43215

PID NO. 010-100689

Situated in the State of Ohio, County of Franklin and in the city of Columbus and being further described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 12, Township 1, Range 23, and being a part of a 1.984 acre tract, (out of a 7.616 acre tract, Deed Book 1983, Page 441), Deeded to W. C. Denison in Deed Book 2359, Page 357, and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of said 1.984 acre tract, (Southwesterly corner of said 7.616 acre tract), said iron pin being at the intersection of the easterly line of Urlin Avenue with the present northerly right-of-way line of Dublin Road (U.S. #33);

Thence north 0°42' East, along the westerly line of said 1.984 acre tract, (westerly line of said 7.616 acre tract), and along the easterly line of said Urlin Avenue, a distance of 146.00 feet to an iron pin set;

Thence north 4°0' east, continuing along the westerly line of said 1.984 acre tract, (westerly line of said 7.616 acre tract), and along the easterly line of said Urlin Avenue. A distance of 54.00 feet to an iron pin set at the northwesterly corner of said 1.984 acre tract;

Thence South 81°29' east, along the northerly line of said 1.984 acre tract, a distance of 135.40 feet to a point, (said last described point being north 81°29' west, along the northerly line of said 1.984 acre tract, a distance of 254.18 feet from a point at the northeasterly corner of said 1.984 acre tract, and the northwesterly corner of the S. Presutti 1.109 acre tract, Deed Book 2510, Page 597);

Thence South 3°59' west, across said 1.984 acre tract, and parallel to the easterly line of said 1.984 acre tract, a distance of 213.10 feet to a point in the present northerly right-of-way line of said Dublin Road, and in the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract);

Thence westerly along the northerly right-of-way line of said Dublin Road, and along the southerly line of said 1.984 acre tract (southerly line of said 7.616 acre tract), and along a curve to the left, having a radius of 5,789.58 feet, a chord which bears north 75°13' west, a chord distance of 118.39 feet to an iron pin found at a point of tangent.

Thence north 75°50' west, continuing along the northerly right-of-way line of said Dublin Road, and along the southerly line of said 1.984 acre tract, (southerly line of said 7.616 acre tract), a distance of 10.51 feet to the place of beginning, containing 0.623 acre.

subject to:

1. Deed restrictions in warranty deed 1417 page 388.
2. Private sewer maintenance agreement D.B. 2376, pg. 574

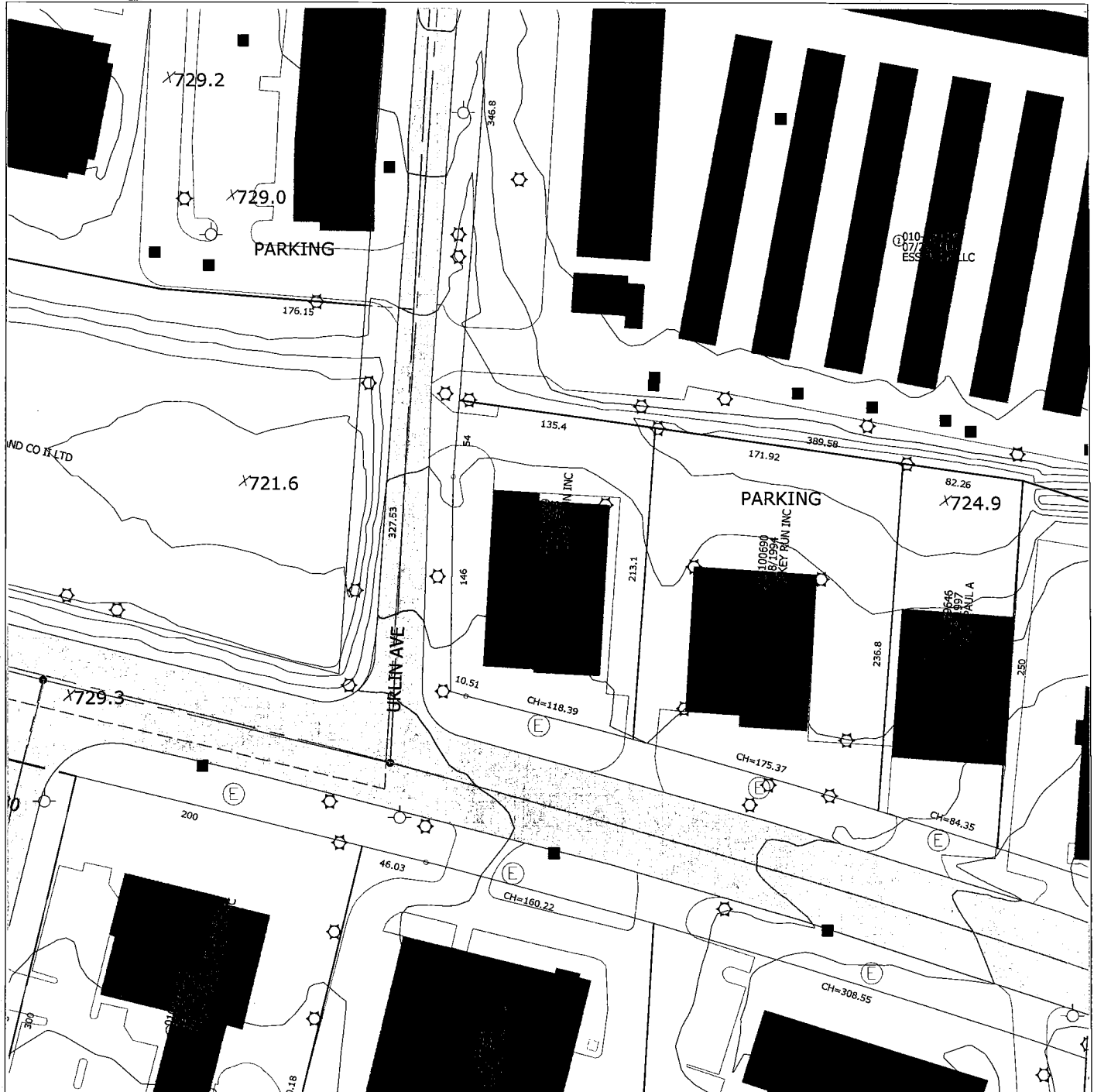
213-047



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: map

DATE: 8/26/13



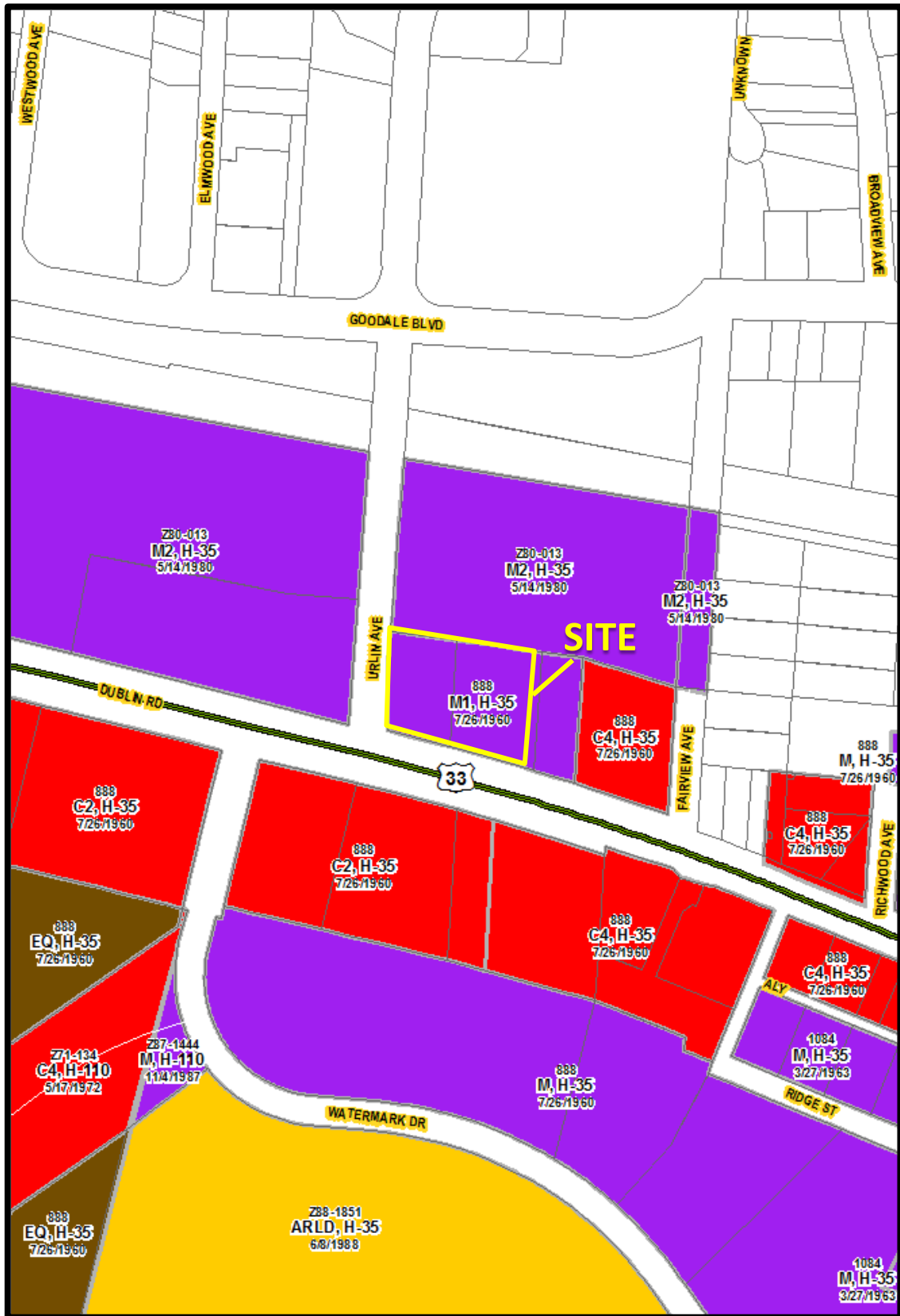
Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



Z13-047
1150 Dublin Road
010-100689 and 010-100689
Approximately 1.51 acres
Request: M-1 to M



Z13-047
1150 Dublin Road
010-100689 and 010-100689
Approximately 1.51 acres
Request: M-1 to M